

PRIME RETAIL OPPORTUNITY IN THE HEART OF BEECHWOLD



5179-5187 North High Street

COLUMBUS, OHIO 43214



Prime Retail Opportunity

- › Prime opportunity for lease in the heart of Beechwold
- › Excellent exposure at signalized intersection of Fenway Ave & High Street
- › Direct access off High Street
- › Rare **30 on site parking spaces**
- › 229,727 employees within 3 miles
- › Located down the street from Graceland Shopping Center and COTA bus stop

Demographics

	1 Mile	3 Miles	5 Miles
2018 Population	12,472	112,867	354,558
2018 Households	6,553	51,592	148,697
2018 Average Household Income	\$73,619	\$81,136	\$85,251

Daytime Population Traffic Count on High Street: 17,450

Building Overview

Total SF:	7,150 SF
Available SF:	750-1,200 SF
Rental Rate:	Negotiable



PARKING: 30 on site



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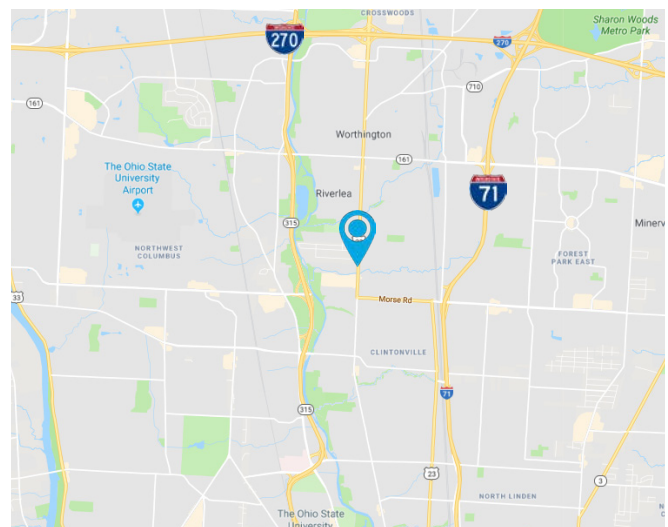
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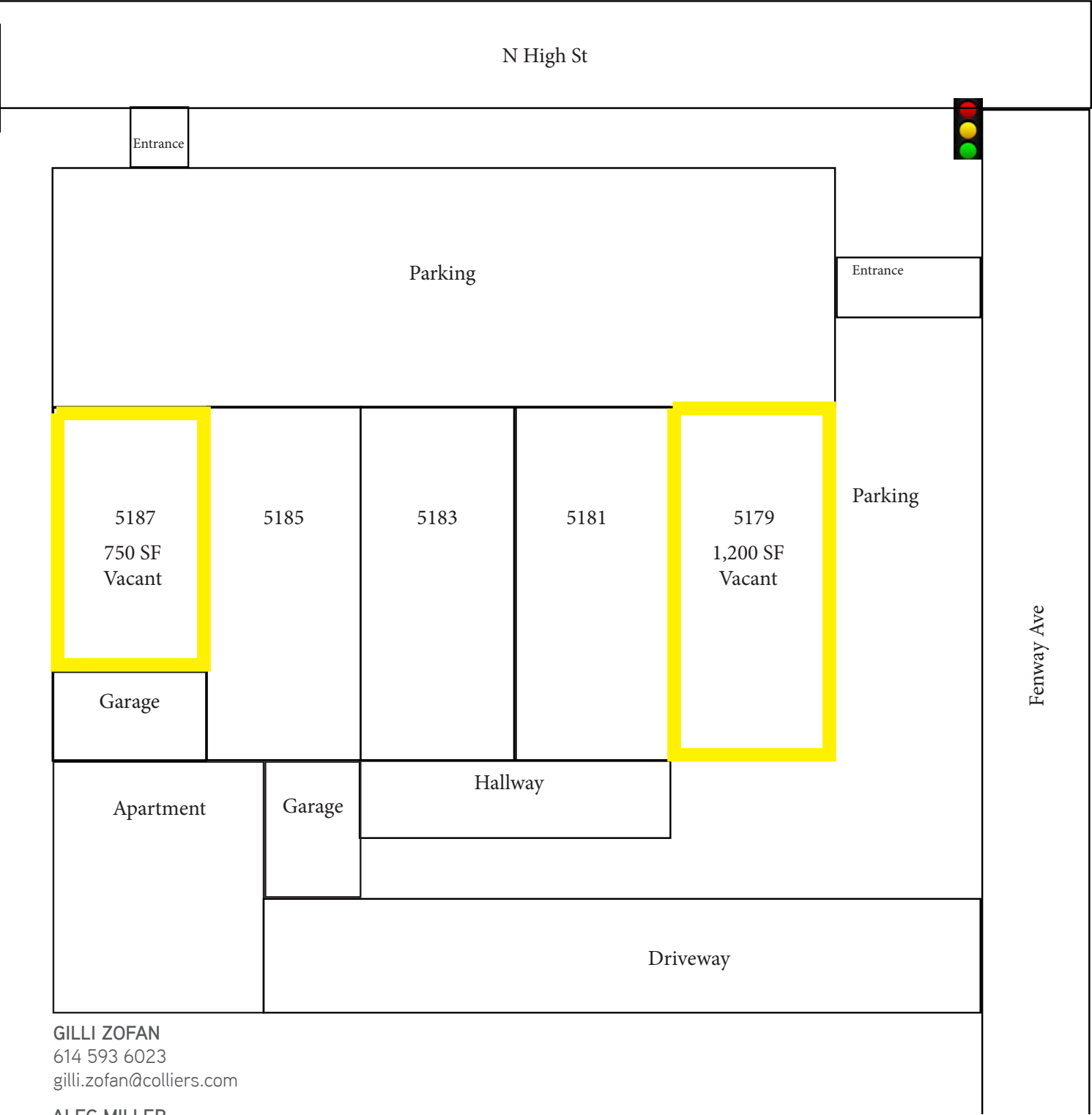
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An aerial photograph of a commercial district, likely in the San Francisco Bay Area, showing a large shopping center with numerous retail stores. The map is overlaid with white callout boxes, each containing a business logo and a line pointing to its location. The businesses identified include:

- LA FITNESS** (top left)
- CHASE** (top center)
- GNC** (top center)
- MASSEY'S PIZZA** (top center)
- PAT GRACIE'S** (top center)
- Michael's** (top center)
- Bob Evans** (top center)
- Wine and Canvas** (top center)
- Kenney Park** (left side)
- Bill Moose Run** (multiple locations, top and middle)
- CVS pharmacy** (bottom center)
- Target** (bottom center)
- Starbucks** (bottom center)
- Sally Beauty** (bottom center)
- petvalu** (bottom center)
- HIBBETT** (bottom center)
- Great Clips** (bottom center)
- SUBWAY** (bottom center)
- BIBBOP** (bottom center)
- Sprint** (bottom center)
- GameStop** (bottom center)
- CHARLEY'S** (bottom center)
- GOODYEAR** (bottom center)
- CHASE** (top right)
- Car Wash** (top right)
- TACO BELL** (top right)
- Arby's** (top right)
- First Merchants** (top right)
- Five** (top right)
- T-Mobile** (top right)
- The Spa School** (middle right)
- petco** (middle right)
- noodles** (middle right)
- Mint Nails** (middle right)
- Anthony's Pizzeria** (middle right)
- US Bank** (bottom right)
- DOLLAR GENERAL** (bottom right)
- J&J's** (bottom right)



Site Plan



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